

RESOLUTION NO. A-_____

1 WHEREAS, the City of Lincoln has previously adopted the City of Lincoln Design
2 Standards by Resolution No. A-80518; and

3 WHEREAS, Chapter 3.75, Neighborhood Design Standards, needs to be amended
4 to be consistent with the amendments to Lincoln Municipal Code Title 27 to require applications for
5 building permits for new construction of principal buildings located on land within the R-1 through
6 R-8 Residential Districts to comply with the Neighborhood Design Standards, provided such land
7 was annexed and made a part of the City prior to December 31, 1949.

8 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lincoln,
9 Nebraska:

10 That Chapter 3.75 of the City of Lincoln Design Standards, adopted by the City
11 Council on November 6, 2000 by Resolution No. A-80518, be and the same is hereby amended as
12 follows:

- 13 1. Section 1, Introduction, is amended to read as follows:

14 **Section 1. INTRODUCTION**

15 Certain areas of Lincoln within the well-established neighborhoods have evolved into relatively
16 dense residential sections (~~typically zoned R-4, R-5, R-6, R-7, or R-8~~). ~~Portions of those areas,~~
17 ~~despite their higher density use, which~~ retain much of the traditional physical character of their
18 original lower density development. *These are areas of the City that were annexed prior to*
19 *December 31, 1949, and are potentially eligible for the National Register of Historic Places.* The
20 purpose of the Neighborhood Design Standards is to encourage rehabilitation of existing housing in
21 such areas, while allowing necessary new construction that is compatible with the surrounding
22 development.

1 The standards focus on a limited number of basic design elements which have significant effect on
2 compatibility, such as orientation of windows and entrances toward the street, height and massing,
3 and location of parking. The written standards are accompanied by a sketchbook which both
4 illustrates the basic requirements and makes suggestions of additional means and ideas to achieve
5 greater compatibility of multi-family construction. Together, the design standards and the
6 sketchbook are intended to encourage neighborhood associations, developers, and builders to look
7 closely at the existing features of older areas and to think about the effect new building design has
8 in those neighborhoods. These standards and suggestions cannot guarantee good design – only the
9 talents and efforts of owners, designers, and builders do that – but they hopefully will eliminate
10 certain design features that most negatively impact the character of older neighborhoods.

11 2. Section 2, Work Requiring Review, is amended to read as follows:

12 **Section 2. WORK REQUIRING REVIEW**

13 The design standards apply to new construction of principal buildings ~~within the R-4, R-5, R-6, R-7~~
14 ~~and R-8 districts, on land located within the R-1, R-2, R-3, R-4, R-5, R-6, R-7, and R-8 districts and~~
15 subsequent modifications to those buildings, provided such land was annexed and made part of the
16 City prior to December 31, 1949.

17 The following categories of work do not require review under the Neighborhood Design Standards
18 (although other building and zoning codes may apply):

- 19 1. Alterations to buildings existing at the date of enactment of these standards (date);
- 20 2. Landscape changes to existing developed sites;
- 21 3. Construction of accessory buildings on existing developed lots;
- 22 4. Any interior aspects of new or existing construction.

23 3. Section 3, Application and Review Process, is amended to read as follows:

24 **Section 3. APPLICATION AND REVIEW PROCESS**

25 The review process in the R-1, R-2, R-3, R-4, R-5, R-6, R-7 and R-8 districts is designed to parallel
26 the current building permit review process. That is, review for compliance with the Neighborhood
27 Design Standards will take place at the same time that other components of the building permit are
28 examined. In doing so, all attempts are made to avoid increased time for review and approval. To

facilitate this administrative review process, the applicant will be requested to submit certain additional items with the normal building permit application. Those items are as follows:

1. At least one black or blue line print showing the principal street facade, the side facades, and the site plan of the proposed building.
2. A photograph or photographs showing the site and adjacent buildings.

Section 4. Section 4.1, Building Elements is amended to read as follows:

4.1 Building Elements

1. New buildings shall utilize a roof type and pitch commonly found within the same and facing block front. Hipped or gable roofs with pitch of at least 22.5 degrees (6/12 pitch) are acceptable in any district. Roofs of lower pitch and other types may be compatible in specific districts, and can be proposed and approved on an individual basis. In such cases, the applicant should cite specific examples within the district comparable to the proposed building in height and to the proposed roof in type and pitch.
2. ~~Older Existing~~ residential structures within established neighborhoods typically share similar design features, such as a common orientation to the street, seen in the location of entrances, windows, and porches. New buildings shall provide windows oriented to the street and shall provide an entrance to a dwelling unit or to a hallway leading to a dwelling unit. Use of front porches is strongly encouraged on new construction. Garage doors for not more than two stalls are permitted on a portion of the main building facing a front lot line, provided such doors shall not occupy more than 40% of the length of the principal street facade.
3. Height of new buildings should be similar to that of ~~older existing~~ residences on the same and facing block fronts. New buildings shall be acceptable that are not taller than the tallest residential structure, nor shorter than the shortest residential structure, built prior to December 31, 1949 on the contiguous blockface, provided that:
 - a. the maximum allowable height shall not be reduced to less than twenty-eight (28) feet, and
 - b. if the height permitted under this section would exceed that permitted in the underlying district, the new building shall be no taller than an existing,

adjacent building. Taller structures may be approved on a case-by-case basis,
when a steeper roof would increase compatibility between the new building
and adjacent older residences.

4. In order to encourage variation of the front elevation, up to twenty-five percent (25%)
of the length of the principal street facade may be constructed up to two feet (2') into
the required front yard. Use of this provision, however, cannot increase the extension
of porches into a required front yard beyond that otherwise allowed in Sections
27.71.100 and 27.71.110 of the Zoning Ordinance.
5. The rhythm of ~~30-40' wide~~ similar width houses on ~~50'~~ similar width lots does much
to establish the character of Lincoln's ~~older established~~ residential areas. Large new
buildings disrupt this character, unless design measures are employed to reduce their
apparent scale. New buildings over fifty feet (50') in length on the principal street
facade should be designed to maintain the rhythm of the ~~smaller existing~~ adjacent
buildings. Designs will be bound to meet this standard which offset the principal
street facade and roof at intervals of fifty feet (50') or less. These offsets shall be at
least six feet (6') in depth, and the portions of the facade offset shall equal at least
10% of the length of the facade. Alternate designs that maintain the rhythm of the
blockface by such means as shifts in materials within the facade, use of multiple
porches and/or dormers, and grouping of windows and entrances, may also be
approved on a case-by-case basis.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ____ day of _____, 2004:

Mayor